

**From:** Robin Bergman

**Sent:** Monday, September 11, 2023 12:16 PM

**To:** Rachel Zsembery; Eugene Benson; Kin Lau; Stephen Revilak; Ashley Maher; Claire Ricker; Jim Feeney; MBTA Communities; Eric Helmuth; Stephen DeCoursey; Len Diggins; John Hurd; Diane Mahon

**Subject:** Compliance to the MBTA Communities Act

We are writing to express our concerns about the excessive over compliance of the MBTA Working Group proposals for an overlay district and what the ARB plans to submit to the state and to Town Meeting.

We should be submitting a plan that complies with the law rather than over complies because we have not considered unintended consequences which will not be clear for many years. There have been no impact studies for this vast over compliance, financial or otherwise.

It's ironic that there have been complaints about having been saddled with formerly created zoning restrictions and we are contemplating doing the same, saddling the town with many unnecessary restrictions into the future, with no possibility to change them if needed.

We would be removing our own zoning requirements and protections for affordability, green space and tree canopy protection during a climate emergency, historic properties protection, small business protection, solar protection to nearby houses, considerations for disabled persons, working persons, etc. We can do better than this by complying with the 2046 units required and then responsibly and carefully adding more housing later that meets these other needs that are just as important if not more important than creating more luxury units.

I hope the ARB and Planning Department will listen to the increasing number of concerned residents and take these serious concerns into consideration by sending a much more moderate proposal that complies but does not over comply to Town Meeting.

Thank you for your consideration,

Robin Bergman  
Town Meeting Member, Precinct 12  
320 Park Ave

& Gordon Bernstein  
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